
STATEMENT OF INFORMATION**Single residential property located
in the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

10 Inspiration Circuit, Pakenham VIC 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$550,000

&

\$590,000

Median sale price

Median price

\$505,000

House

X

Unit

Suburb

Pakenham

Period - From

01 Oct 17

to

01 Dec 2017

Source

PriceFinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Audley Street, Pakenham VIC 3810	\$590,000	12 Dec 17
12 Hood Place, Pakenham VIC 3810	\$590,000	22 Dec 17
6 Corinna Way, Pakenham VIC 3810	\$586,000	15 Sep 17